Development Control – Delegated Officer Report

Application Number: AWDM/0949/17 Recommendation – APPROVE

Site: Church House, 29 East Street, Shoreham-by-Sea, BN43 5ZD

Proposal: Application for Listed Building Consent for internal alterations and external alterations to include replacement of existing white PVCu window on south elevation with timber sash to match existing and replace existing guttering and downpipes to rear with black aluminium

Date of site visit: 06.07.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a Listed Building Consent to this grade II Listed Building situated within the town centre of Shoreham-by-Sea. It was listed in 1972 and the listing reads:-
"House. Early-mid C18. Incised render with plinth and plat-band. Plain tiled roof with central flat headed dormers. Two storeys and attic; regular 3 window front, glazing bar sashes. Central panelled door in Gibbs surround with fanlight and wooden architrave surround. Flat entablature hood on columns."

The site lies within the Shoreham Conservation Area. St. Marys Church, also a Listed Building, lies to the west of the property, indeed the street and immediate area contains many Listed Buildings.

Church House has been converted to a dental practise some years ago, and has been altered within and added to at the rear.

Proposal

The proposal seeks listed building consent for the following:-

Internal works

Basement:-
1. Remove stud wall and internal door

Ground floor:-
1. Remove stud wall and internal door between hall and reception room.
2. Install approx. 3.8m long, floor to ceiling fixed glass panel divider in the same position as the removed stud wall.
3. Install series of 12no. recessed LED downlight ceiling lights
4. Remove wall and door to w.c.
5. Install wall and door to w.c. some 300mm further out than wall being removed.

First floor:-

1. Remove wall between Treatment room 5 and Waiting room.
2. Create gap in wall between landing and Treatment room 5 for new door entrance.
3. Create stud walls and doors within Treatment room 5 and the Waiting room to generate 4no. rooms from the existing 2no. rooms.

Second Floor:-
None shown

External works

South elevation

1. Replace first floor PVCu window with timber vertically sliding sash.

East elevation

1. Replace guttering and down pipe with black aluminium rainwater goods

Other works

1. Remove surface mounted strip lights
2. Where walls are being removed, portions of dado rail and skirting will be lost too on those portions of wall.
3. Remove wall panelling from ground floor Treatment room 2 (later addition rear extension), and replace with skim finish on plasterboard.
4. Remove and replace skirting with clinical grade flooring in ground floor Treatment room 2 (later addition rear extension).
5. Remove wall plaster from first floor Treatment room 4 (later addition rear extension).
6. Re-plaster first floor Treatment room 4 (later addition rear extension), with 'hardwall plaster'.
7. Remove skirting first floor Treatment room 4 (later addition rear extension).
8. Remove skirting Treatment room 5 (first floor).
9. Refurbish recessed alcove (landing first floor).
10. Remove redundant pipework and conceal cabling where practical.

Consultations:

Adur District Conservation Advisory Group:
Approve

Society for Protection of Ancient Buildings:
No Comments

Historic England:
Does not fall within remit for consultation

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7, AB4, AB7, AB8
Submission Adur Local Plan 2016: Policies 15, 16, 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Historic Assets

Listed Building Consent applications are assessed in accordance with the effect of the works on the conservation and enhancement of the Listed Building.

Listed Building Assessment

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

The original use of this 18th Century Grade II Listed Building property as a dwelling has long since gone, and has been in commercial use for some years. It has undergone some serious changes over time, not least the rear extensions and changes to windows at the rear. Other changes that have occurred are the general run of pipes and cables through the building. These sorts of changes are not unusual in historic buildings as over time they have been altered and modernised to reflect the needs of the occupiers and keep abreast of the times.

The dentist practice is in a prime location within the town centre of Shoreham and is a well-used practice. Thereby in order for the business to continue, the building needs to be modernized, not least to keep it in line with the legal standards required by Governmental and dentistry departments, but also to continue to offer a clean modern service to customers.

The changes that are proposed are two-fold, one is to replace items that need attention, i.e. rainwater goods and a window, and the other is to modernise the internal workings of the building for the continued use of the building as a commercial building.

The external works will see due consideration to the listed building by replacing the rainwater goods with aluminium, which is an acceptable alternative to cast iron goods. The replacement window will remove the PVCu window and install a timber vertically sliding sash window more appropriate to the building.

There are a lot of internal alterations taking place, many brought about due to legislation relating to dentistry practices and for health and safety purposes, i.e. the floor coverings, which need to have no gaps within the flooring where

germs can breed, this will also mean that the floor coverings will have to ride up over the base of the skirting's. This can largely be done without removing the skirting's. Where skirting's are being removed they are not the high skirting's or of the correct era for the building and thereby the flooring could not be attached to them. They are also unlikely to be of historic merit either, and therefore their removal is acceptable.

The existing mounted strip lights are totally not correct for the building, but care will need to be taken in their removal so as not to damage the ceilings. This point also relates to the provision of LED recessed lights within the reception area.

An investigation into the type of wall that is proposed to be replaced with glazing between the hall and the reception has revealed that it is a later construction to the building, and thereby the glazed wall will not result in the removal of a heritage asset.

The submitted Design & Access Statement/Schedule of Proposed Works, states:-

"The fixed glazed screen will be retained at floor level, edges and top with a channel. This channel is a retainer only and is not a structural element. The fixed glass screen is not hung from this channel or hung from the buildings fabric, but instead sits on the existing floor within the lower channel."

No other information as to how the channels are put in place has been provided, but discussions with Building Control Officers suggest that the screw fixing of the channels would have to be into wood, either joints or noggins etc., and that rather than destroy the ceiling by testing where the timbers are, access via the room above would be appropriate. But of course the flooring of the room above may have to be lifted to gain access. The same system would be best when fixing the recessed lights into place for the reception area. A condition requiring making good any damage and a further condition requiring the use of original materials would be appropriate.

The other important change proposed to the listed building, is on the first floor with the subdivision of the existing Waiting Room to create 2no. rooms, as the new wall will be a stud wall, it can easily be removed at any time without damage to the physical structure of the building.

An existing door will be re-opened to gain access into the adjoining room and the existing door from the Waiting Room will be locked shut. These works are considered to have a neutral affect onto the Listed Building.

It is considered that the proposed works to this Grade II listed building would not alter the character of appearance of the building and thereby the application could proceed.

Visual Amenity of the Character of the Conservation Area

The works proposed will not have a negative impact onto the Conservation Area, particularly as the bulk of the works relate to the internal of the listed

building. External works include the replacement of a window and rainwater goods. Both these items would not affect the character or appearance of the designated Conservation Area.

Recommendation

GRANT CONSENT subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Details of how the screen will be fixed to the ceiling and floor
4. Any damage made good with original materials
5. Protect building from collapse

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 28.09.2017

Authorised by: Jo Morin Date: 28.09.2017